



An
Bord
Pleanála

Board Order
ABP-303220-18

Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: FW18B/0106

Appeal by Derek Judge care of Tadhg Casey of HQ2, Dominick Street, Tralee, County Kerry against the decision made on the 16th day of November, 2018 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Conversion of existing attic to bedroom and ancillary spaces, with construction of a dormer window to front and two rooflight windows to rear at 63 Heathfield Park, Cappagh Road, Finglas, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to detailed design of the proposed development and to the staggered building line of the houses, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character and pattern of development in the immediate vicinity, or set an undesirable precedent, and would be acceptable in terms of parking provision. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The box dormer window shall be finished with a standing seam zinc finish. Details of all external finishes shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: To ensure a high standard of maintenance in the interest of visual amenity.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.